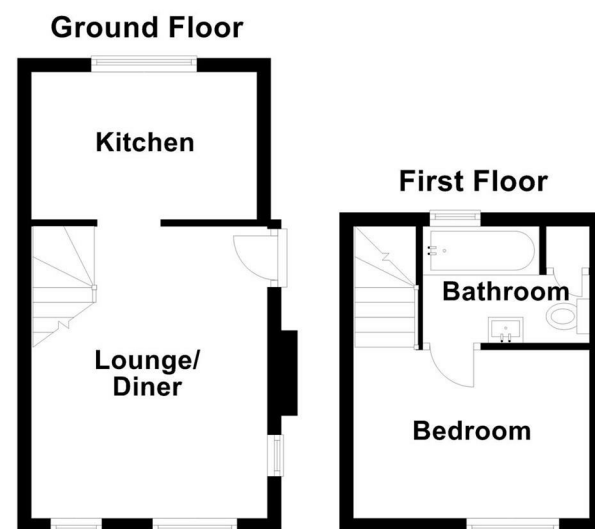




## 38 High Street North, Stewkley, Leighton Buzzard, Buckinghamshire, LU7 0EW



Not to scale. For illustrative purposes only

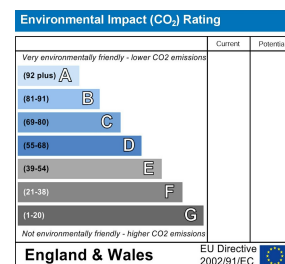
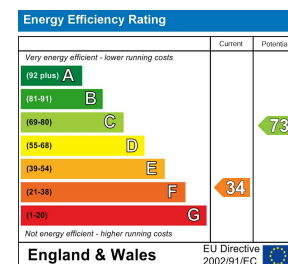
## For Auction - Guide £145,000

**\*\* SOLD SUCCESSFULLY AT AUCTION BY AUCTION HOUSE BEDS & BUCKS \*\***

This attractive end-of-terrace cottage offers the perfect opportunity to create a delightful rural retreat in one of Buckinghamshire's most desirable villages. The property features a compact yet practical layout, including an open-plan lounge/dining room, fitted kitchen, a double bedroom, and a first-floor bathroom. Outside, you'll find a generously sized rear and side garden with scope and room for a side extension or driveway \*subject to any required planning consent. While the cottage is in need of renovation, it presents excellent potential for buyers seeking to put their own stamp on a home. With its welcoming community, local amenities close by, and the charm of countryside living, this property is an exciting prospect for both first-time buyers and those looking for a peaceful village lifestyle.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
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# 38 High Street North, Stewkley, Leighton Buzzard, Buckinghamshire, LU7 0EW

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

13'10 x 11'02

With stairs rising to the first floor there are UPVC double glazed windows to the front and side elevations with an attractive fireplace housing a multi fuel log burner. There is an archway leading through to:-



#### KITCHEN

6'0 x 10'11

With a three casement window overlooking the rear garden, low level storage with plumbing and space for appliances.



## FIRST FLOOR

### BEDROOM

11'2 x 8

With a two casement window to the front elevation there is a door leading through to:-



### BATHROOM

8 x 5'6

With a single casement window to the rear elevation the suite comprises bath, WC, wash hand basin, half tiled walls and a linen cupboard housing the hot water cylinder.



## OUTSIDE

## REAR GARDEN

A well proportioned rear garden with pedestrian access to the side. The garden is fully overgrown and extremely difficult to inspect.



## PARKING

There is dropped curb to the front of the property and space to create a driveway to side once the shed is removed (subject to any consents that may be required)

## SERVICES

Main drainage, water and electricity are connected. (None of these have been tested).



## COUNCIL TAX

Aylesbury Vale - Band C

## PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above

a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,080 (£900 plus VAT).

## BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000 plus VAT).

## HOW TO GET THERE

From Leighton Buzzard travel south bound along the Wing Road upon approaching the roundabout continue over onto the A418 heading towards Wing. At the next roundabout take the second exit onto Stewkley Road continuing out of the village past the former RAF base. Continue through to Stewkley village passing the village hall where the property can be found directly on the right hand side.

## DOING22082025/0171

For further information on viewing call 01908 030127